

**TOWN OF ELLINGTON  
WATER POLLUTION CONTROL AUTHORITY  
REGULAR MEETING  
NOVEMBER 16TH, 2004  
TOWN HALL, 7:00 P.M.  
MINUTES**

Present: Daniel Parisi, Rex Meyers, and Stacy Mikol

Absent: Mark Spurling and Edward Duell

Also Present: Pamela Lombardo, WPCA Administrator, David Webster, Allan Williams, and Jonathan Fisher, representing Development Services, LLC

Co-Chairman Daniel Parisi opened the regular meeting of the WPCA at 7:00 p.m.

- I. CITIZEN'S FORUM –No one present wished to make a comment
2. PUBLIC WORKS
  1. Monthly Public Works Report –No report
  2. Fairview Ext. - Sewer Replacement- No Report
3. NEW BUSINESS
  1. Santini - Bond Reduction – No reductions needed
  2. Dzen's - Windsorville Rd. - Did not submit an application
  - 3 Valley Farms - Windermere Ave. - Age Restricted Community

Jay Fisher representing Development Services LLC and Ellington Developers LLC reviewed their proposal for an age restricted subdivision on Windermere Ave. There is a total of 41 acres and it is currently zoned industrial. There was a general discussion on the number of units and how it has not been finalized as of it. They are planning to have mostly 3 bedroom units.

**MOVED (MYERS) AND SECONDED (MIKOL) TO GRANT CONCEPTUAL APPROVAL FOR THE AGE RESTRICTED COMMUNITY (APN 017-024 & APN 018-003, Windermere Ave.) FOR 26,250 GPD BASE ON THE RECOMMENATION OF JAMES THOMPSON TOWN ENGINEER AND THE PURCHASE OF ADDITIONAL WASTEWATER CAPACITY AT \$4.81 GPD BEYOND THE SEWER CAPACITY ALLOCATED IN THE 1998 FACILITIES PLAN. DEVELOPMENT SERVICES LLC AND ELLINGTON DEVELOPERS LLS, (OWNERS ARE VALLEY FARMS PARTNERS, NORMA CANTOR AND JOHNATHAN CHASE) ACKNOWLEGE THAT THE SUB-DIVISION MUST REMAIN AN AGE RESTRICTED SUBDIVISION TO PURCHASE ADDITIONAL SEWER CAPACITY. EXISTING AND PURCHASED SEWER CAPACITY MAY NOT BE TRANSFERRED TO ANOTHER PARCEL. PASSED UNANIMOUSLY.**

4. OLD BUSINESS
  1. Webster - Windermere Ave. (APN 011-013) There was a general discussion about the history of the lot back in 1989 and how it was approved for 1000 gpd under the name of Cimiano and at that time is was zoned commercial. Lombardo handed out a copy of letter

from the WPCA to Cimiano dated October 14, 1989 which clearly states sewer capacity is only reserved by the execution of the Developer's Agreement. The project was totally abandoned. Rex Myers wished Atty Caposella was present to discuss the matter. It was the general consensus of the Authority to postpone the item till December's agenda when Duell and Spurling can participate.

2. Oakhill Estates - Additional lot- The Authority reviewed Thompson's letter where the Lots could be served by septic systems since they were on the outskirts of the sewer service area. Rex Myers noted he would prefer to have an application from Mr. Williams for the additional lots and then the WPCA can react to the request.

Mr. Williams stated he would be glad to submit a separate application for the additional lots.

3. Ellington Airport Sewer Extension- No new business
4. High Ridge Estates - Phase II- Lombardo noted Phase II was approved by the Planning and Zoning Commission.

5. ADMINISTRATIVE

1. Regular Monthly Invoices – November

**MOVED (MYERS) AND SECONDED (MIKOL) TO APPROVE THE NOVEMBER 2004 INVOICES FOR THE WATER POLLUTION CONTROL AUTHORITY TOTALLY \$1799.25. PASSED UNANIMOUSLY**

2. Monthly Approval Transmittal – November

**MOVED (MYERS) AND SECONDED (MIKOL) TO APPROVE THE FOLLOWING INVOICES FROM BUCK & BUCK AS FOLLOWS:**

<b>Ellington Highlands</b>	<b>\$2137.50</b>
<b>Ellington Heights</b>	<b>\$2025.00</b>
<b>Nutmeg Business Park</b>	<b>\$2325.00</b>
<b>Vernon Pump Station</b>	<b>450.00</b>
<b>Vernon Intertown Agreement</b>	<b>375.00</b>

**PASSED UNANIMOUSLY.**

The Authority noted that Mr. Thompson should invoice the WPCA sooner, some of the bills covered 4 years. Lombardo noted most of the invoices will be covered by deposits from the individual developers.

3. Approval of Minutes - October 21, 2004 WPCA Meeting -postponed
4. WPCA Administration-No discussion
5. Chassral Meadows- No additional news
6. Sewer User – Complaints – Lombardo noted her continued concern about the sewer user bills being so high because it included sprinkler system readings and how it will affect Ellington's readings at the Vernon Treatment Plant
7. Country Pure Foods – Still need Jim Thompson's report on Country Pure Foods readings

compared to the report recently done at the pump station on Windsorville Rd going into the Vernon Treatment Plant.

8. Stafford Treatment Plant - Crystal Lake Sewer Service Area- Lombardo noted James Thompson of Buck & Buck is working on a map of the Crystal Lake Sewer Service area for the Stafford Treatment Plant.
9. WPCA Meeting Schedule for 2005

**MOVED (MIKOL) AND SECONDED (MYERS) TO APPROVE THE WATER POLLUTION CONTROL AUTHORITY'S MEETING SCHEDULE FOR THE CALENDAR YEAR OF 2005 AS SUBMITTED. PASSED UNANIMOUSLY.**

Our next meeting is December 14, 2004, a week early due to the holidays.

**MOVED (MIKOL) AND SECONDED (MYERS) TO ADJOURN THE REGULAR MEETING OF THE WATER POLLUTION CONTROL AUTHORITY AT 8:00 P.M. PASSED UNANIMOUSLY**

Respectfully submitted,

Pamela Lombardo  
WPCA Administrator